

LAND USE APPLICATION

City of Brighton
 22 South 4th Avenue #203
 Brighton, Colorado 80601
 303-655-2023 *fx: 303-655-2019

www.brightonco.gov

Date:
 Case #:
 Case Type:

Note to Applicant: Please complete only those items related to your specific type of application. Attach additional information as necessary. Submit this application with all accompanying materials to the Planning Department – Room 203 – City Building (except as noted).

Name of Development:

Location of Property:

	Name	Address	E-Mail/Website	Telephone/Fax
Owner				
(Owner)				
City Staff must be notified immediately of any changes of ownership for parcels included in this application. Failure to comply with this request may result in a delay in application processing. You may attach a separate sheet if more room is required.				
Applicant				
Designer				
Engineer				
Surveyor				
Consultant				

Legal Description:

Existing Zoning:

Proposed Zoning:

Comprehensive Plan Designation:

Existing Use:

Proposed Use:

Streets giving access:

Land use
surrounding
property:

North:

East:

South:

West:

Signatures

Owner:

Owner:

Printed
Name:

Printed
Name:

Owner:

Applicant:

Printed
Name:

Printed
Name:

(All property owners must sign)

Title:

Submittal Requirements Table

This table corresponds to the Applicable Numbers column - Submittal Requirements (pages three and four). Each requirement will be checked for completeness upon submittal of your application. If any items from your submittal requirements are not included with your application submittal, your application will not be accepted.

1.	Site development plan (Plot Plat)	15 folded copies (18" X 24") 1 – 8.5" X 11" 1 – 11" X 17" 1 digital copy	15.	Letter of application & justification (must include description of proposed operation and time schedule expected for development)	1 copy
2.	Preliminary development plan	15 folded copies (18" X 24") 1 – 8.5" X 11" 1 – 11" X 17" 1 digital copy	16.	Traffic study	3 copies
3.	Proof of ownership	1 copy	17.	Certified boundary survey	3 folded copies
4.	List of property owners within 300' radius	2 sets of labels (set on Avery 5660 template) 1 hard copy 1 digital copy	18.	Engineered drainage and grading plans	5 folded copies
5.	List of property owners immediately adjacent (digital copy can be on same disk as above if submittal requires both #4 and #5)	2 sets of labels (set on avery 5660 template) 1 hard copy 1 digital copy	19.	Soils & geologic report	4 copies
6.	Engineered drainage report	5 copies	20.	Proof of water & sewer service (plans or letter from provider)	1 copy
7.	Landscape plan (may be included on Site Development Plan)	5 folded copies	21.	Utility plan	5 folded copies
8.	Architectural elevations	2 copies	22.	Community impact assessment	15 copies
9.	Application filing fee (from 2002 Application Fee section pages 3 & 4)		23.	Complete engineering plans	5 folded copies (24" X 36")
10.	Vicinity map	1 – 8.5" X 11" copy	24.	Vested property rights application	1 copy
11.	Subdivision plat	20 folded copies 1 – 8.5" X 11" 1 – 11" X 17" 1 digital copy	25.	Overall development plan (ODP)	20 folded copies 1 – 8.5" X 11" copy 1 – 11" X 17" copy 1 digital copy
12.	Annexation petition	1 copy	26.	Estimated pacing allocation application	1 copy
13.	Legal description	1 copy (on 8.5" X 11")	27.	Pacing application	1 copy
14.	Annexation Plat	20 copies 1 – 8.5" X 11" 1 – 11" X 17" 1 digital copy	28.	Verification of Notification – per House Bill #1088 -to affected mineral-estate owners (minimum 30-days prior to initial public hearing)	1 copy

Submittal Requirements



Indicate type of application being filed by checking the box by the appropriate type of application. "Applicable Numbers" column refers to application submittal requirements corresponding to the Submittal Requirements Table on page two.



Note to applicant: The Planning Department reserves the right to require additional information or additional copies as necessary.

	Type of Application	2003 Application Fee	Applicable Numbers
<input type="checkbox"/>	Annexation	\$1000 plus \$5 per acre for the first 100 acres, \$2 for each additional acre (no fee if City initiates annexation)	3 9 10 12 13 14 15 17 (25 may be required)
<input type="checkbox"/>	Board of Adjustment (Special Use or Variance)	\$150	1 3 4 9 13 15 17 (18 19 20 may be required)
<input type="checkbox"/>	Conditional Use	\$300	1 3 4 9 10 13 15 17 (18 19 20 may be required)
<input type="checkbox"/>	Conditional Use for liquor licensed establishments	\$100	1 3 4 9 10 13 15 17 (18 19 20 may be required)
<input type="checkbox"/>	Downtown Plan	\$700	1 3 4 7 8 9 10 13 15 17 (6 18 20 21 may be required)
<input type="checkbox"/>	Final Development Plan	\$500	1 3 7 8 9 10 15 21 23
<input type="checkbox"/>	Landscape Plans	\$150 when submitted separately	1 6 9 15 18
<input type="checkbox"/>	Master Plans	\$300 plus \$25 per acre	2 3 4 9 10 13 15 16 17 21 22 (18 19 20 may be required)
<input type="checkbox"/>	Minor Resubdivision	\$300	3 5 9 10 11 13 15
<input type="checkbox"/>	ODP – Overall Development Plan	\$700 plus \$10 per acre for first 100 acres, \$5 for each additional residential acre, \$25 for each additional commercial/industrial acre	3 4 5 6 9 10 13 15 16 17 19 20 22 25 the ODP will include the elements listed in section IV.A.5 of the RDS
<input type="checkbox"/>	Pacing	\$75 application processing fee plus \$50 per unit (per-unit fee payable upon award of allocations)	9 27
<input type="checkbox"/>	Subdivision Plat a. Preliminary Plat 1. Residential 2. Commercial/Industrial b. Final Plat	a. \$1000 1. Plus \$10 per unit residential 2. Plus \$15 per acre commercial/industrial b. \$900	a. 2 3 5 6 7 9 10 11 13 15 17 18 19 20 21 26 b. 1 3 5 6 7 9 10 11 13 15 17 18 19 20 21 23 24
<input type="checkbox"/>	Plat Affidavit or Correction	\$50	3 9 15
<input type="checkbox"/>	Plat Amendment (Re-plat)	\$250	1 3 5 6 7 9 10 11 13 15 17 18 19 20 21 23 24 27

<input type="checkbox"/>	Pre-Application Conference Minor (when required)	\$100 (credited to development application submittal) Minor pre-application applies to Special Use or Variance, Plat Affidavit or Correction, Plat Amendment, Temporary Use, Use-By-Right, Vacation of ROW, PUD Amendment, Conditional Use, Downtown Plan	9 (refer to Planning Department for more information)
<input type="checkbox"/>	Pre-Application Conference Major	\$500 (credited to development application submittal) Major pre-application applies to Annexation, Zone Change, PUD, ODP, Subdivision Plat, Master Plans	9 (refer to Planning Department for more information)
<input type="checkbox"/>	PUD a. Residential b. Commercial/Industrial c. PUD Amendment	a. \$700 plus \$10 per acre for first 100 acres, \$5 for each additional acre of residential b. \$700 plus \$50 per acre for first 10 acres, \$25 for each additional acre of commercial/industrial c. \$300	1 3 4 7 8 9 10 13 15 17 18 20 21 (22 may be required – see PUD regulations in Land Use and Development Regulations) (25 may be required – see RDS Section IV)
<input type="checkbox"/>	Sketch Plan	\$300	2 3 9 10 15
<input type="checkbox"/>	Use-By-Right	\$150	1 3 6 7 8 9 10 13 15 17 21 (18 19 20 may be required)
<input type="checkbox"/>	Vacation of Public Right-of-Way	\$300	Petition (refer to Planning Department) 9 13 15 17
<input type="checkbox"/>	Zoning a. Residential b. Commercial/Industrial	a. \$700 plus \$10 per acre for first 100 acres, \$5 for each additional acre b. \$700 plus \$50 per acre for the first 10 acres, \$25 for each additional acre	1 3 4 9 10 13 15 17 18 19 20

(NOTE: Make sure you credit your Pre-App Fee paid to this application fee)

<input type="checkbox"/>	Pre-App Conference Paid	Amount Paid _____	Development Ap Fee Due: _____ Pre Ap Fee: _____
	Date: _____	(to be applied toward total due on development application)	TOTAL DUE: _____

Services			
Is water service available?	Yes	No	Water trunk size =
Is sewer service available?	Yes	No	Sewer trunk size =
Is storm sewer pipe available?	Yes	No	Storm sewer size =
Is any part of this development in the 100-year flood plain?			Yes No

Site Data Table			
Total acres in development:		Residential acres =	
Total lots in development:		Residential lots =	
		Commercial acres =	
		Commercial lots =	
		Industrial acres =	
		Industrial lots =	

Additional Residential Information			
Number of dwelling units:	Units	Dwelling units/acre:	Units/acre
Largest lot in sq ft:	Sq ft		
Smallest lot in sq ft:	Sq ft	Average lot size in sq ft:	Sq ft
Retention area:	Sq ft	Landscaped area in sq ft:	Sq ft
Detention area:	Sq ft	Detention area (counting toward open space):	Sq ft
Open space dedication:	Acres	Park land dedication:	Acres

Additional Commercial/Industrial Information			
Floor/Area Ratio:		# of parking spaces:	Spaces
Paved area:	Sq ft	Impervious surface:	Sq ft
Building footprint(s):	Sq ft	Total building:	Sq ft
Building height:	Ft	Detention/Retention area:	Sq ft

<u>Special notations on above information:</u>

NOTE: The City of Brighton Development Review Process is predicated upon the complete submittal of applications, as well as the timely and complete revision of documents in response to comments by staff and other referral sources. The Planning Department reserves the right to unilaterally withdraw any submittal from the review process should it feel the submittal is not responsive to such comments. This right to withdraw includes appearance(s) before the Development Review Committee. In the event a submittal is withdrawn from the process, it shall not retain its former position among the remaining projects, but shall instead be assigned the next available, scheduled opening for re-review (additional fees for re-reviewed material may apply). Should an applicant choose to proceed to the Development Review Committee, Planning Commission or City Council without Staff approval, a recommendation of DENIAL shall accompany the submittal.

Residential Development

**See Section II.C.3 of the Residential Design Standards for more information*

Project: _____ Acres: _____ Total # of units: _____	Calculation for open space dedication: $[(D.U. \times 2.96) / 1000] \times 15$ Calculation for neighborhood parks: $[(D.U. \times 2.96) / 1000] \times 3$ Calculation for community parks: $[(D.U. \times 2.96) / 1000] \times 3$
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PARKS AND OPEN SPACE DEDICATION			✓ Check if facility is proposed to count as the Neighborhood Feature
	Acreage Required	Acreage Provided	
Neighborhood Parks			
Community Parks			
Open Space			
Trails			
Area outside of 10-year flood event (detention pond only)			
Other: _____			Residential Design Standards
Sub-Totals			
School Land Dedication			
Totals			

A neighborhood feature is required for any development containing 75 acres or 250 dwelling units, whichever is smaller. A neighborhood park or school land dedication can count toward this requirement, but the feature must be a minimum of 3 acres.

If the number of acres provided for the neighborhood parks, community parks, and/or open space is less than what is required, the applicant may be allowed to provide one or more of the following options. The final decision of dedications for this development will be at the City Council's sole discretion.

If this applies to the development under this application, please check which option you would prefer to complete your dedication requirement.

✓	<i>Dedication Options</i>
➤	<i>Fee in lieu of land</i>
➤	<i>Off-site land dedication</i>
➤	<i>Conservation easement</i>
➤	<i>Combination of:</i> _____ _____ _____